

OCT 10 2003

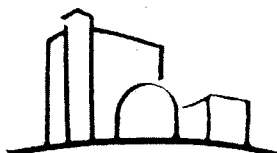
Memorandum
City Council Liaison's Office

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Del D. Borgsdorf
Terry Roberts

**SUBJECT: NEW SAN JOSE CIVIC CENTER
AND OFF-SITE PARKING GARAGE
PROJECT UPDATE**

DATE: 10-10-03



The New San José Civic Center

INFORMATION

This memorandum is to update the Mayor and Council on the progress of the New Civic Center and the off-site parking garage. Both projects remain on schedule and within budget.

CIVIC CENTER

Bid Award Summary

Overall, construction contract awards are running \$4.5 million under budget. Value engineering continues to ensure the project stays within budget.

The architectural concrete bid package was awarded to Conco Cement for \$16,600,000. This contract is \$6,990,061 above the budget estimate. The contract includes all necessary work required to provide the architectural/structural concrete shear walls, miscellaneous exposed concrete materials and finishes on the exterior vertical walls of the building, and elevated floor decks. Staff and the Turner/Devcon joint venture (JV) thoroughly analyzed the bids and work scope and determined that the engineer's estimate for this construction package was low and that the work is more complex than originally anticipated. All possible value engineering on this package has been achieved. Staff and the JV believe the awarded amount is a reasonable cost for the work.

The Overhead Doors/Loading Dock Equipment bid package was awarded to Cookson Door Sales, Inc. for \$74,698. This contract is \$72,191 below the budget estimate. The contract consists of installation of overhead coiling doors, dock leveling lifts and associated hardware to service the loading dock area.

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The Restroom Toilet Partitions and Toilet Room Accessories bid package was awarded to ISEC, Inc. for \$199,008. This contract is \$144,738 below the budget estimate. This contract includes all necessary work required to provide and install the toilet compartments, partitions and accessories for the tower and council wing.

Space Plan

Floor plans for the Civic Center have been completed. Construction drawings for tenant improvements will be complete in October. City staff from all departments actively participated in developing a workspace design that achieves the service delivery mission of the building. Specifically, the space plan focuses on customer service with maximum integration of like functions. The stacking plan (floors occupied by the various City departments) for the building was designed to place the highest demand public services on the lower floors of the building for easier customer access. The tenant improvement work will be bid late this year.

Upcoming Contract Awards

Three bid packages were advertised during the month of September: doors, frames and associated hardware; drywall; and the battered wall stone package. We anticipate contract awards to occur in October / November.

Construction Activities

During the month of September 2003, the Civic Center project supported approximately 200 full-time construction related jobs at the project site. At its peak, the project will support approximately 300 direct construction related jobs. The project is expected to provide over 3000 direct and indirect jobs over the life of the project.

Concrete pours continue with 21,000 cubic yards poured in the foundation to date. The foundation includes pile caps, grade beams, mat slab and foundation walls. This amounts to a football field completely covered with over 12 feet of concrete. The plaza level pours began in late September with a 1500 cubic yard pour, which equates to a football field covered with almost 1 foot of concrete.

Steel is going up quickly. This is a good time to drive by the site to see significant progress. Steel installation began in late August with 1700 tons of reinforcing steel (rebar) installed in the foundation, 238 tons of rebar in the Plaza level, and 529 tons of structural steel to date.

To get a live update on construction progress, visit the website at http://www.ci.san-jose.ca.us/pub_wrks/CivicCenter/cchome.htm. Once at the site, click on the Web Cam. We have a unique viewing situation on-site that won't be visible long term. Three distinct types of construction are visible: the last portion of the lower level garage floor being readied for concrete pour (slab on grade/waterproofing); the first section of the plaza deck being formed up (elevated plywood formwork & reinforcing) and readied for pour; and the first levels of steel decking

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being installed on the steel beams (metal decking spanning across the steel beams). This new decking is at the south end of the lower tower section and will support much of the Customer Service Center.

OFF-SITE PARKING GARAGE

Activity To Date

On September 2, 2003 Council recertified the Environmental Impact Report (EIR) for the Civic Plaza Parking Garage. On September 9, 2003, Council approved the new location for the Civic Center Garage project to conform to the location studied in the Supplemental Environmental Impact Report (SEIR), and directed staff to implement mitigation measures identified in the SEIR and to proceed with the design documents.

Upcoming Activity

On September 17, 2003, Gordon Chong design architects presented a review of the design to the Parking Traffic Committee (PTC) and the committee supported the design. Future milestones for the parking garage include advertising a bid package to prequalified contractors in late November. Award of contract is scheduled for January, followed by a 14-month construction period to deliver the building in April 2005.

PROJECT BUDGET SUMMARY

As of August 31, 2003, we have expended or encumbered \$246.1 million out of the total \$343 million project budget. The chart below illustrates the budget breakdown by project components: off-site parking garage, land acquisition, and design and construction (including public art).

Budget Summary (in millions)

Description	Budget	Total Expended / Encumbered	Remaining Balance
Offsite garage	\$ 25.0	\$2.3	\$22.7
Land acquisition and relocation	\$ 54.5	\$47.6	\$6.9
Design and construction (Includes public art)	\$263.5	\$196.2	\$67.3
Total	\$343.0	\$246.1	\$96.9

The Overhead Doors and Toilet Partition contracts together came in \$216,929 under budget. The Architectural Concrete contract came in \$6,990,061 over budget. To date construction contracts

have been awarded totaling \$124.3 million, which is approximately \$4.5 million under budget. Value engineering is ongoing to ensure that we achieve maximum savings. Staff expects that the accrued savings will be needed to complete the project. Staff and the JV continue to diligently monitor the project to ensure the project remains within the \$343 million budget.

CONCLUSION

The new San José Civic Center and the off-site parking garage remain on schedule for completion in Spring 2005. Construction contract awards are running approximately \$4.5 million under budget. Value engineering efforts are continuing to ensure the project stays within budget.



TERRY ROBERTS
Deputy City Manager



DEL D. BORGS DORF
City Manager